Indoor Water Use Efficiency Ordinance

and

Water Waste Prohibition Ordinance

January 26, 2010

Summary of Recommendations

- Introduce an Indoor Water Use Efficiency Ordinance
  - Requires installation of water conserving fixtures that exceed current code in new buildings and some remodels
- Introduce an updated Water Waste Prohibition Ordinance
  - Establishes stricter rules against wasteful and non-essential uses of water

Why are Ordinances Needed?

- To further promote indoor water conservation and more efficient use of water

- To implement water conservation measures that have a reasonable cost and do not impose onerous requirements on customers

State Water Supply Actions

- Recent legislation enacted to reduce water consumption throughout California
  - SB 407 – establishes timelines and requirements for replacing non-water-conserving fixtures in residential and non-residential properties
    - Single-family residential properties by 2017
    - Multi-family residential and commercial properties by 2019
  - SB 7 – Requires state-wide reduction in per-capita water use by 20 percent by 2020.

Current Hayward Indoor Water Conservation Programs

- Active programs are in place
  - Rebates for high efficiency toilets and clothes washing machines
  - Free low-flow showerheads and faucet aerators
  - School curriculum and water conservation kits for students
  - Free pre-spray rinse valves for food service facilities
  - Public education – billing inserts, brochures, etc.

Pricing Structures as a Conservation Measure

- Increasing tier water rate structures connects the unit cost of water to usage
  - Four tiers for single-family residential customers
  - Two tiers for multi-family and non-residential customers
- Three-tier sewer rate structure for residential customers depending on water usage

Hayward's Water Consumption

- Current programs contribute to Hayward's generally low per-capita consumption
  - Residential per-capita use in the bottom third among all SFPUC wholesale customers
  - Gross per-capita use is in the bottom half despite serving a state university, community college, two hospitals, and industrial sector
- Additional per-capita reductions will be difficult to achieve solely through voluntary programs

Proposed Indoor Water Use Efficiency Standards

- Meet or exceed California Green Building Standards in most cases
- Complement the "Build It Green" checklist by mandating some the currently optional indoor water conservation measures
- Cover a wider range of fixtures and are more water conserving than SB 407 requirements
- Are readily available, cost effective, and work well

Examples of Proposed Standards

Fixture	Current Standard	Proposed Standard
Toilets	1.6 gpf	1.28 gpf
Showerheads	2.5 gpm	2.0 gpm
Kitchen Faucets	2.5 gpm	2.2 gpm
Bathroom Faucets	2.2 gpm	1.5 gpm
Urinals	1.0 gpf	0.5 gpf
Clothes Washing Machine	No standard	6.0 Water Factor *
Dishwashers	No standard	2.5 gal/cycle or Energy Star
Pre-Rinse Spray Valve	No standard	1.6 gpm

* Water Factor = number of gallons per cycle per cubic foot of capacity

Applicability of Proposed Standards

- Applicable to all new construction

- Applicable to remodels that:
  - affect kitchens and/or bathrooms, or
  - exceed 500 square feet, or
  - cost $50,000 or more

  - Note: Kitchen and bathroom remodels that are less than 500 square feet and cost less than $50,000 would require replacement of fixtures only within the remodel rooms

Other Agencies' Actions

- Development of proposed ordinance facilitated by Bay Area Water Supply and Conservation Agency – other member agencies expected to adopt similar standards
- Alameda County Water District (Fremont, Union City, Newark) expects to adopt standards for new and expanded water service – will need to work with cities on remodels and renovations
- EBMUD adopted similar standards for new and expanded water service in July 2009

Water Waste Prohibition Ordinance

- Current ordinance adopted in 1993

- Prohibits non-essential uses of water, including:
  - Water used through broken plumbing and irrigation systems
  - Flooding and runoff to gutters and streets
  - Use of a hand-held hose unless it has an automatic shutoff nozzle

Updated Water Waste Prohibitions

- Would retain existing restrictions, and further prohibit other wasteful activities, including:
  - Use of water through decorative water devices, e.g., fountains, unless the water is recirculated
  - Use of water in commercial car washes unless it is recirculated
  - Single-pass water based cooling systems
- Addresses requirement of the California Urban Water Conservation Council Best Management Practices MOU
- New prohibitions are generally the current practice today in Hayward and Bay Area

Economic Impacts

- Water conserving fixtures are readily available and, in most cases, competitively priced
- New food-related businesses may incur some added cost for water efficient fixtures
- City rebates can help offset the costs:
  - High efficiency toilets - $150 for replacement of existing high water use models
  - Clothes washing machine – Up to $175 (combined City and PG&E) for purchase of qualified washing machine
- Costs may be incurred to repair leaks or replace defective equipment
- Expenditures may be offset by avoided costs of purchasing water

Next Steps

- If approved, staff will prepare materials to communicate new water use efficiency standards to applicants early in the application process
- Workshop planned for late February to review all Green Building standards with developers
- Staff will also ensure that applicants are aware of rebate opportunities

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